

Table of Contents

Chapter 1	General Provisions	1-1
1.1	Title.....	1-1
1.2	Authority	1-1
1.3	Purpose.....	1-1
1.4	Applicability and Jurisdiction	1-2
1.5	Official Zoning Map	1-3
1.5.1	Official Zoning Map	1-3
1.5.2	Incorporated by Reference	1-3
1.5.3	Changes to Map.....	1-3
1.5.4	Mapping Disputes	1-3
1.6	Interpretation and Conflict.....	1-3
1.6.1	Meaning and Intent	1-3
1.6.2	Text Controls.....	1-3
1.6.3	Authority for Interpretation	1-3
1.6.4.	Statutory References	1-3
1.6.5	References to Other Regulations, Publications, and Documents.....	1-3
1.6.6	Computation of Time.....	1-3
1.6.7	Delegation of Authority.....	1-4
1.7	Relationship to Other Regulations and Private Agreements	1-4
1.7.1	Conflicts with Other Regulations.....	1-4
1.7.2	Relationship with Private-Party Easements, Covenants, or Agreements.....	1-4
1.7.3	Repeal of Inconsistent or Conflicting Provisions.....	1-4
1.8	Liability for Damages.....	1-4
1.9	Severability.....	1-4
1.10	Effective Date/Transitional Provisions	1-4
1.10.1	Effective Date.....	1-4
1.10.2	Final Approval	1-4
1.10.3	Complete Applications	1-5
1.10.4	Violations Continue	1-5
1.10.5	Legal Nonconformities Under Previous Ordinances	1-5
Chapter 2	Administration	2-1
2.1	Review and Decision-Making Bodies.....	2-1
2.1.1	County Board of Supervisors	2-1
2.1.2	Planning and Development Committee	2-1
2.1.3	Board of Adjustment	2-2
2.1.4	Land Use Administrator	2-3
2.1.5	Hearing Officer.....	2-4
2.2	Common Review and Approval Procedures	2-5
2.2.1	Authority to File Applications.....	2-5
2.2.2	Application Completeness	2-5
2.2.3	Form of Application	2-5
2.2.4	Land Use Administrator and Agency Review/Referrals.....	2-5
2.2.5	Preapplication Meetings.....	2-5
2.2.6	Notices	2-6
2.2.7	Continuation of Public Hearings.....	2-6
2.2.8	Burden of Proof or Persuasion.....	2-6
2.2.9	Conditions of Approval.....	2-6
2.2.10	Protest Petitions.....	2-6
2.2.11	Findings of Fact.....	2-7
2.2.12	Simultaneous Processing	2-7
2.2.13	Processing Cycles.....	2-7
2.2.14	Coordination with Towns, Cities, and Villages	2-7
2.2.15	Approval by Affected Town Boards.....	2-7

2.3	2.2.16 Application Filing Fees	2-8
	Specific Review and Approval Procedures	2-10
	2.3.1 Summary Table of Development Review Procedures	2-10
	2.3.2 Administrative Adjustments.....	2-10
	2.3.3 Amendments to the Land Use Code.....	2-12
	2.3.4 Rezonings	2-14
	2.3.5 Land Use Permits.....	2-17
	2.3.6 Conditional Use Permits	2-18
	2.3.7 Planned Unit Developments	2-21
	2.3.8 Certificates of Zoning Compliance	2-24
	2.3.9 Minor Land Divisions.....	2-25
	2.3.10 Major Subdivisions	2-29
	2.3.11	Deleted on December 18, 2007
	2.3.12 Variances	2-34
	2.3.13 Appeals	2-35
	2.3.14 Economic Hardship/Takings Relief Provisions	2-36

CHAPTER 3	Zoning District Regulations	3-1
3.1	Residential Districts.....	3-1
	3.1.1 General Purpose/Intent.....	3-1
	3.1.2 List of Districts and Specific Purpose Statements	3-1
3.2	Commercial Districts	3-1
	3.2.1 General Purpose/Intent.....	3-1
	3.2.2 List of Districts and Specific Purpose Statements	3-2
3.3	Industrial Districts.....	3-2
	3.3.1 General Purpose/Intent.....	3-2
	3.3.2 List of Districts and Specific Purpose Statements	3-2
3.4	Agricultural Districts	3-3
	3.4.1 General Purpose/Intent.....	3-3
	3.4.2 List of Districts and Specific Purpose Statements	3-3
3.5	Wetland District	Deleted on June 16, 2009
3.6	Use Table	3-3
	3.6.1 Allowed Uses	3-3
	3.6.2 Conditional Uses.....	3-4
	3.6.3 Committee Option	3-4
	3.6.4 Numerical References	3-4
	3.6.5 Use Categories/Use Types	3-4
3.7	A-1 Prime Agricultural Zoning District	3-4
	3.7.1 Allowed Uses	3-4
	3.7.2 Conditional Uses.....	3-5
	3.7.3 Rezoning Land out of the A-1 Prime Agricultural Zoning District	3-5
	3.7.4 Conditional Use Permits	3-5

CHAPTER 4	Overlay Zoning District Regulations	4-1
4.1	General	4-1
4.2	Overlay District Provisions Regulating Adult Oriented Establishments	4-3
4.3	Floodplain Overlay District - Deleted on January 19, 2010	4-19
4.4	Environmental Protection Overlay District	4-21
4.5	Airport Overlay District - Deleted on October 18, 2011	4-23
4.6	Highway Setback Overlay District.....	4-25
4.7	Planned Unit Development Overlay District.....	4-27
4.8	Land Spreading of Petroleum Contaminated Soil Overlay District	4-29
4.9	Wireless Communication Facilities Overlay District.....	4-33
4.10	Sanitary Facilities Overlay District	Deleted on April 19, 2011
4.11	Wind Energy System Overlay District.....	4-43
4.12	Non-Metallic Mining Reclamation Overlay District.....	4-45
4.2	Overlay District Provisions Regulating Adult Oriented Establishments	4-3

4.2.1	General	4-3
4.2.3	Administration	4-9
4.2.4	Location.....	4-12
4.2.5	Hours of Operation.....	4-13
4.2.6	Physical Layout of Adult Oriented Establishment.....	4-13
4.2.7	Alcoholic Beverages	4-13
4.2.8	Responsibilities of the Operator.....	4-14
4.2.9	Administrative Procedure and Review.....	4-15
4.2.10	Exclusions	4-15
4.2.11	Penalties and Prosecution	4-15
4.2.12	Severability.....	4-15
4.2.13	Enforcement.....	4-15
4.2.14	Discontinuation of Operation.....	4-16
4.2.15	Revocation, Suspension, and Non-renewal of License	4-16
4.2.16	Effective Date.....	4-17
4.3	Floodplain Overlay District - Deleted on January 19, 2010	4-19
4.4	Environmental Protection Overlay District	4-21
4.4.1	General	4-21
4.4.2	Development Standards	4-21
4.4.3	Intensity and Dimensional Requirements	4-22
4.4.4	Allowed Uses	4-22
4.4.5	Conditional Uses	4-22
4.5	Airport Overlay District - Deleted on October 18, 2011	4-23
4.6	Highway Setback Overlay District.....	4-25
4.6.1	General	4-25
4.6.2	Structures Prohibited Within Setback Lines.....	4-25
4.6.3	Existing Nonconforming Structures.....	4-25
4.6.4	Required Setback Distances and Modifications	4-25
4.7	Planned Unit Development Overlay District.....	4-27
4.7.1	General	4-27
4.7.2	Development Standards	4-27
4.8	Land Spreading Of Petroleum Contaminated Soil Overlay District	4-29
4.8.1	General	4-29
4.8.2	Administration	4-29
4.8.3	Development Standards	4-30
4.9	Wireless Communication Facilities Overlay District.....	4-33
4.9.1	General	4-33
4.9.2	Administration	4-34
4.9.3	Development Standards	4-38
4.10	Sanitary Facilities Overlay District	Deleted on April 19, 2011
4.11	Wind Energy System Overlay District.....	4-43
4.11.1	General	4-43
4.11.2	Administration	4-43
4.11.3	Requirements.....	4-44
4.12	Non-Metallic Mining Reclamation Overlay District.....	4-45
4.12.1	General	4-45
4.12.2	Administration	4-45
4.12.3	Permit Suspension or Revocation.....	4-48
4.12.4	Reclamation Plan.....	4-48
4.12.5	Financial Assurance.....	4-48
4.12.6	Annual Operator Reporting	4-49
4.12.7	Plan Review Fees	4-49
4.12.8	Annual Fees.....	4-49
4.12.9	Regulatory Reporting and Documentation.....	4-50
4.12.10	Completed Reclamation - Reporting, Certification and Effect	4-50
4.12.11	Permit Termination.....	4-51

4.12.12 Enforcement.....	4-51
CHAPTER 5 Measurements and Exceptions	5-1
5.1 Intensity and Dimensional Standards	5-1
5.1.1 Table of Intensity and Dimensional Standards	5-1
5.1.2 Additional Regulations	5-2
5.2 Density Standards, Measurements and Exceptions	5-3
5.2.1 Building Coverage and Density Measurement	5-3
5.2.2 Lot Measurement and Requirements	5-5
5.2.3 Setback Measurement and Exceptions	5-5
5.2.4 Height Measurement and Exceptions	5-8
CHAPTER 6 Use Regulations	6-1
6.1 Use Classifications.....	6-1
6.1.1 General	6-1
6.1.2 Residential Uses	6-2
6.1.3 Institutional, Public, and Semi-Public Uses	6-4
6.1.4 Commercial Uses.....	6-7
6.1.5 Industrial Uses	6-17
6.1.6 Agricultural Uses	6-20
6.2 Use Standards	6-23
6.2.1 Adult Oriented Establishments.....	6-23
6.2.2 Deleted on December 15, 2009	6-23
6.2.3 Campgrounds and Recreational Vehicle Parks	6-23
6.2.4 Conditional Commercial Development in the A-2 District.....	6-23
6.2.5 Day Care Centers	6-23
6.2.6 Group Living.....	6-23
6.2.7 Manufactured Home Community	6-24
6.2.8 Deleted on June 28, 2010.....	6-25
6.2.9 Residential Development.....	6-25
6.2.10 Pond and Wetland Scrape – Deleted on June 16, 2009	6-26
6.2.11 Animal Confinement Facilities.....	6-26
6.3 Accessory Uses and Structures.....	6-27
6.3.1 Allowed Uses	6-27
6.3.2 Time of Establishment	6-27
6.3.3 Dimensional and Operational Standards	6-27
6.3.4 Home Occupations	6-27
6.3.5 Pet and Animal Regulations.....	6-28
6.4 Deleted on June 16, 2009.....	6-29
CHAPTER 7 Subdivision Design and Improvements	7-1
7.1 General	7-1
7.1.1 Applicability	7-1
7.1.2 Purpose and Intent.....	7-1
7.1.3 Exemptions	7-2
7.1.4 Standard Drawings and Standard Specifications	7-2
7.1.5 Compliance	7-2
7.1.6 Suitability of the Land for Subdividing.....	7-2
7.1.7 Development Agreements	7-2
7.1.8 Cooperative Exercise.....	7-3
7.1.9 Land Dedication and Fees-in-Lieu	7-3
7.1.10 Improvements	7-5
7.1.11 Construction	7-5
7.2 Blocks.....	7-6
7.2.1 General	7-6
7.2.2 Length	7-6
7.2.3 Pedestrian Ways.....	7-6
7.2.4 Width	7-6

7.3	7.2.5 Utility Easements	7-6
	Lots	7-7
	7.3.1 General	7-7
	7.3.2 Lot Area and Dimensions.....	7-7
	7.3.3 Side Lot Lines	7-7
	7.3.4 Double Frontage and Reverse Frontage Lots	7-7
	7.3.5 Access	7-7
	7.3.6 Depth	7-7
	7.3.7 Width	7-7
	7.3.8 Corner Lots	7-7
	7.3.9 Lands Lying Between the Meander Line	7-7
	7.3.10 Lot Mergers	7-7
7.4	Grading and Surfacing	7-8
	7.4.1 Grading	7-8
	7.4.2 Surfacing	7-8
7.5	Monuments	7-8
	7.5.1 Compliance with State Statutes Required	7-8
	7.5.2 Waiver	7-8
7.6	Streets.....	7-8
	7.6.1 Street Arrangement.....	7-8
	7.6.2 Limited Access Highway and Railroad Right-of-Way Treatment.....	7-10
	7.6.3 Street Design Standards.....	7-10
	7.6.4 Street Intersections	7-13
	7.6.5 Sidewalks, Pedestrian Connections, and Trails.....	7-14
7.7	Utilities and Easements	7-14
	7.7.1 Water Service.....	7-14
	7.7.2 Sanitary Sewage Disposal Systems	7-15
	7.7.3 Electric and Street Lighting Systems	7-16
	7.7.4 Underground Utilities	7-17
	7.7.5 Easements	7-18
7.8	Curbs and Gutters.....	7-18
7.9	Stormwater Management / Soil Erosion Control.....	7-18
	7.9.1 Purpose and Intent; County Jurisdiction	7-18
	7.9.2 Applicability, Exemptions, And Waivers.....	7-18
	7.9.3 Erosion Control and Stormwater Management Plans.....	7-20
	7.9.4 Plan Review Procedures.....	7-20
	7.9.5 Erosion Control Plan Requirements	7-21
	7.9.6 Stormwater Management Plan Requirements	7-25
	7.9.7 Technical Standards and Specifications	7-29
	7.9.8 Nonconforming Lots	7-30

CHAPTER 8	Development Standards.....	8-1
8.1	General	8-1
	8.1.1 Applicability	8-1
	8.1.2 Purpose and Intent.....	8-1
	8.1.3 Compliance	8-1
	8.1.4 Waivers	8-1
8.2	Off-Street Parking and Loading Requirements	8-2
	8.2.1 Applicability	8-2
	8.2.2 Off-Street Parking Requirements.....	8-2
	8.2.3 Off-Street Loading Requirements	8-4
	8.2.4 Rules for Computing Requirements	8-4
	8.2.5 Location.....	8-4
	8.2.6 Off-Street Parking Alternatives	8-4
	8.2.7 Use of Off-Street Parking Areas	8-6
	8.2.8 Accessible Parking for Physically Handicapped Persons.....	8-6
	8.2.9 Parking Design Standards	8-7
8.3	Deleted on June 16, 2009	8-7

8.4	Deleted on June 16, 2009	8-7
8.5	Operational Compatibility Standards	8-7
8.5.1	Glare	8-7
8.5.2	Heat and Humidity	8-8
8.5.3	Noise	8-8
8.5.4	Vibration	8-9
8.5.5	Operational/Physical Compatibility	8-9
8.5.6	Evidence of Compliance	8-10
8.6	Landscaping and Buffering	8-10
8.6.1	Purpose	8-10
8.6.2	Applicability	8-10
8.6.3	Exemption	8-10
8.6.4	Landscaping Requirements	8-10
8.6.5	General Landscaping Design Standards	8-11
8.6.6	Interior Parking Lot Landscaping Requirements.....	8-12
8.6.7	Bufferyards	8-13
8.6.8	Screening Requirements	8-14
8.7	Large Retail Projects.....	8-15
8.7.1	Applicability	8-15
8.7.2	Development Standards	8-16
8.8	Exterior Lighting	8-17
8.8.1	Purpose.....	8-17
8.8.2	Applicability	8-17
8.8.3	General Review Standard.....	8-17
8.8.4	Design Standards.....	8-17
8.8.5	Height Standards for Lighting	8-18
8.8.6	Public Street Lighting	8-18
8.9	Signs	8-18
8.9.1	General	8-18
8.9.2	Allowed Signs.....	8-19
8.9.3	Development Standards	8-22
8.9.4	Master Sign Plan.....	8-23
8.10	Historic Preservation	8-23

CHAPTER 9 Right to Farm..... 9-1

CHAPTER 10 Nonconformities.....	10-1	
10.1	General	10-1
10.1.1	Applicability	10-1
10.1.2	Purpose and Intent.....	10-1
10.1.3	Determination of Nonconforming Status	10-1
10.1.4	Repairs and Maintenance	10-1
10.1.5	Change of Tenancy or Ownership	10-1
10.2	Nonconforming Uses.....	10-1
10.2.1	Existing Nonconforming Uses.....	10-1
10.2.2	Inventory of Nonconforming Uses.....	10-1
10.2.3	Change of Use	10-1
10.2.4	Expansion	10-2
10.2.5	Abolishment or Replacement.....	10-2
10.2.6	Damages or Destruction of Structure Containing a Nonconforming Use	10-2
10.2.7	Total Lifetime Repairs	10-2
10.3	Nonconforming Structures	10-2
10.3.1	Existing Nonconforming Structures.....	10-2
10.3.2	Additions and Enlargements	10-2
10.3.3	Movement	10-3
10.3.4	Reconstruction of Damaged Nonconforming Structures	10-3
10.3.5	Compliance with Sanitary Requirements	10-3
10.3.6	Nonconforming Boathouses.....	10-3

10.4	10.3.7 Nonconforming Structures in the Floodplain Overlay District	10-3
10.5	Nonconforming Structures and Uses within the Floodplain Overlay District	10-4
	Nonconforming Lots	10-4
	10.5.1 Vacant Substandard Lots.....	10-4
	10.5.2 Substandard Lots with Two or More Existing Dwellings	10-4
	10.5.3 Lots that do not Abut a Public Road	10-4
	10.5.4 Lot Merger (See Section 7.3.10).....	10-5

CHAPTER 11 Enforcement and Penalties.....11-1

11.1	Responsibility for Inspection and Enforcement.....	11-1
11.2	Violations.....	11-1
	11.2.1 Types of Violations.....	11-1
	11.2.2 Continuing Violations	11-2
11.3	Remedies and Enforcement Powers	11-2
	11.3.1 Persons Authorized to Seek Relief	11-2
	11.3.2 Types of Remedies and Enforcement Powers	11-2
	11.3.3 Remedies Cumulative	11-3
11.4	Enforcement Procedures	11-3
	11.4.1 Non-Emergency Matters	11-3
	11.4.2 Emergency Matters	11-3
	11.4.3 Complaints Regarding Approved Conditional Use Permits, Variances, and Home Occupations	11-3
	11.4.4 Revocation	11-3

CHAPTER 12 Definitions.....12-1

12.1	Word Construction	12-1
	12.1.1 Lists and Examples	12-1
	12.1.2 Technical and Nontechnical Terms.....	12-1
	12.1.3 Public Officials and Agencies.....	12-1
	12.1.4 Mandatory and Discretionary Terms.....	12-1
	12.1.5 Conjunctions	12-1
	12.1.6 Tenses and Plurals	12-1
	12.1.7 Gender	12-1
12.2	Terms Defined.....	12-1

Appendix 1 (Designated Streets or Roads) **Appendix 1-1**

Appendix 2 (Shoreline Plants and Landscaping) **Appendix 2**